

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Establishment - CAF&CS (OP) Dept. - Loans & Advances - Sri.N. Satyanarayana, A.S.O, CAF&CS Department - House Building Advance of Rs.6,00,000 for construction of new house - Sanctioned - Orders- Issued.

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CONSUMER AFFAIRS, FOOD & CIVIL SUPPLIES (CS.II-OP) DEPARTMENT

**G.O.MS.No. 22**

**Dated:12.09.2013**

Read the following:-

1. G.O.Ms. No.217,. dated.24-08-1994
2. G.O.(P) No.50, Finance and Planning(FWA&L) dept. dt.1-4-1998.
3. G.O.Rt.No.1137,Fin&Plg(FW&L) dept., dt.15-4-2002.
4. G.O. Ms.No.174, Fin.(A&L) Dept. dt.15-5-2010.
5. G.O.Rt.No.2904, Fin(A&L) Dept., Dt.10-7-2013.
6. Govt. memo No.998/CS.II/OP/2013, dated 2-9-2013.
7. Application of Sri. N.Satyanarayana, A. S. O., CA F & C S Dept.

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**ORDER:-**

Under Article 226 &233-A of the A.P. Financial Code Volume I and House Building Advance rules for the grant of loan to Government Servants for House Building purpose, sanction is hereby accord for payment of an advance of Rs.6,00,000/- (Rupees Six Lakhs only) to Sri N. Satyanarayana, Assistant Section Officer, CAF&CS Department for construction of a New house at Gotlagattu village, Konakanamitla(M), Prakasam District subject to the conditions as follows.

- i) That an amount of Rs.2.00 lakhs (Rs.Two lakhs only)out of the Advance sanctioned above will be payable to him as the first installment equal to  $\frac{1}{3}^{\text{rd}}$  of the amount sanctioned after submitting the agreement bond(Form-V) duly executed, surety bond(Form-IV) and mortgage bond mortgaging the land purchased by him along with the house to be built thereon duly registered for an amount of Rs.6.00 lakhs in favour of Government vide rule7(2)(A).
- ii) The second installment equal to  $\frac{1}{3}^{\text{rd}}$  of the amount sanctioned will be payable when the construction of house reaches to lintel level and the loanee should submit the certificate issued by the Deputy Engineer of PWD to that effect.(Vide rule 7(2)(B).
- iii) The third installment of balance amount will be payable when the construction of the house as reached the roof level and the loanee should submit the certificate issued by the Engineer of PWD to the effect and after satisfying that the development of the house area in which the house is complete in respect of provision of amenities, such as water supply, lighting, roads, drainage and sewerage(vide rule7(2)(C).

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2. The grant of advance is also subject to the following additional conditions:-

1) That the construction of the house shall:-

- a) Be carried out strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been committed and sanctioned. The plan and specifications must not be deviated without the prior concurrence of the Government and that the grantee shall certify. When applying for installment of advance admissible at the grantee shall certify. When applying for installment of Advance admissible at the Lintel/roof level and that construction is being carried out strictly accordance with the plan and estimate furnished by him to the Government that the amount already drawn as actually reached roof level and that the amount already drawn as acutely been used on the construction of the house. The Government may if necessary arrange to have inspecting to satisfy themselves of the certificates.
- b) Be completed within 18 months of the date on which 1<sup>st</sup> installment of the advance is paid to the grantee failing to do so will render the grantee liable to refund the entire amount advanced to him (together with interest thereon) in one lump-sum. The date of completion must be reported to Government without delay.
- c) Immediately on completion of the construction of house, the grantee shall insure the house at his own cost for a sum not less that amount of advance and shall keep it so insured against damages of fire, flood, cyclone or lightening, year after year for a sum not less that the balance amount of the loan and interest outstanding as on the date of insurance till the advance is fully repaid to the Government and deposit the policy with the Government.
- d) The house must be maintained in good condition, minor repairs, any may be done at his own cost and the grantee shall continue to pay all Municipal and Local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.

3. Government direct that the Advance/Principle should be recovered from the pay of the grantee in 120 monthly installments i.e., @ Rs.5000/- per month each commencing from the month following the completion of the house or the 19<sup>th</sup> month after the date on which the first installment of the advance is paid the grantee whichever is earlier, till the date of the retirement of the individual. The advance carries interest at the rate of 5.50% p.a (Simple Interest) and will be recovered in 36 monthly installments. The rate of interest has been fixed provisionally and will be subject to revision from time to time, if required. The balance of advance with interest remaining unpaid on the date of retirement or death proceeding s retirement should be recovered from the whole or any specified part of gratuity that may be sanctioned to him. It will be open to the grantee to repay the amount in shorter period if he so desires.

4. In case the grantee does not repay the balance of the advance due to Government on or before the date of retirement it shall be open to Government to enforce the security of the mortgage at any time thereafter and recover the balance of the advance, due, together with the interest and cost of recovery, by sale of the house or in such other manners as may be permissible under the law. The recovery of advance shall be affected through the monthly pay/leave salary, bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement/superannuation and if he dies before the repayment of the advance in full. The entire outstanding amount of advance shall become payable to then Government forthwith. Failure on the part of the grantee or his successor in interest to repay the advance for any reason whatsoever will entitle the Government to enforce the mortgaged or to take such their action as may be permissible under law. The property mortgaged to Government shall be reconvened to the grantee (or his successors in interest as the case may be after the advance together with interest thereon has been prepaid to the Government in full.

5. The individual who is now sanctioned the advance for House Building purpose has no house in his name and in the name of his wife or minor children.

6. The amount sanctioned towards the first installment refereed to para-2 (1) shall be met from the amount allotted to this Department in reference first and second read above and shall be debited to the Head of Account "7610. Loans to Government Servants – MH. 201 – House Building Advance – SH (05) – Loans to other Officers – 001 Loans to other officers".

7. This order does not require the concurrence of Finance department under the rules/ orders in force on the subject.

G. RAVI BABU  
E.O. JOINT SECRETARY TO GOVERNMENT

To  
Sri.N. Satyanarayana, Assistant Section Officer, CAF&CS Department  
A.P. Hyderabad.

**Copy to:**

The CAF &CS ( OP claims ) Department.  
The Deputy Pay & Accounts Officer, A.P Secretariat Branch. Hyderabad.  
The Account General, A.P. Hyderabad.  
The District Treasury Officer, Hyderabad.  
C.No.4268/CS-II-OP/2013.

//FORWARDED BY ORDER//

SECTION OFFICER